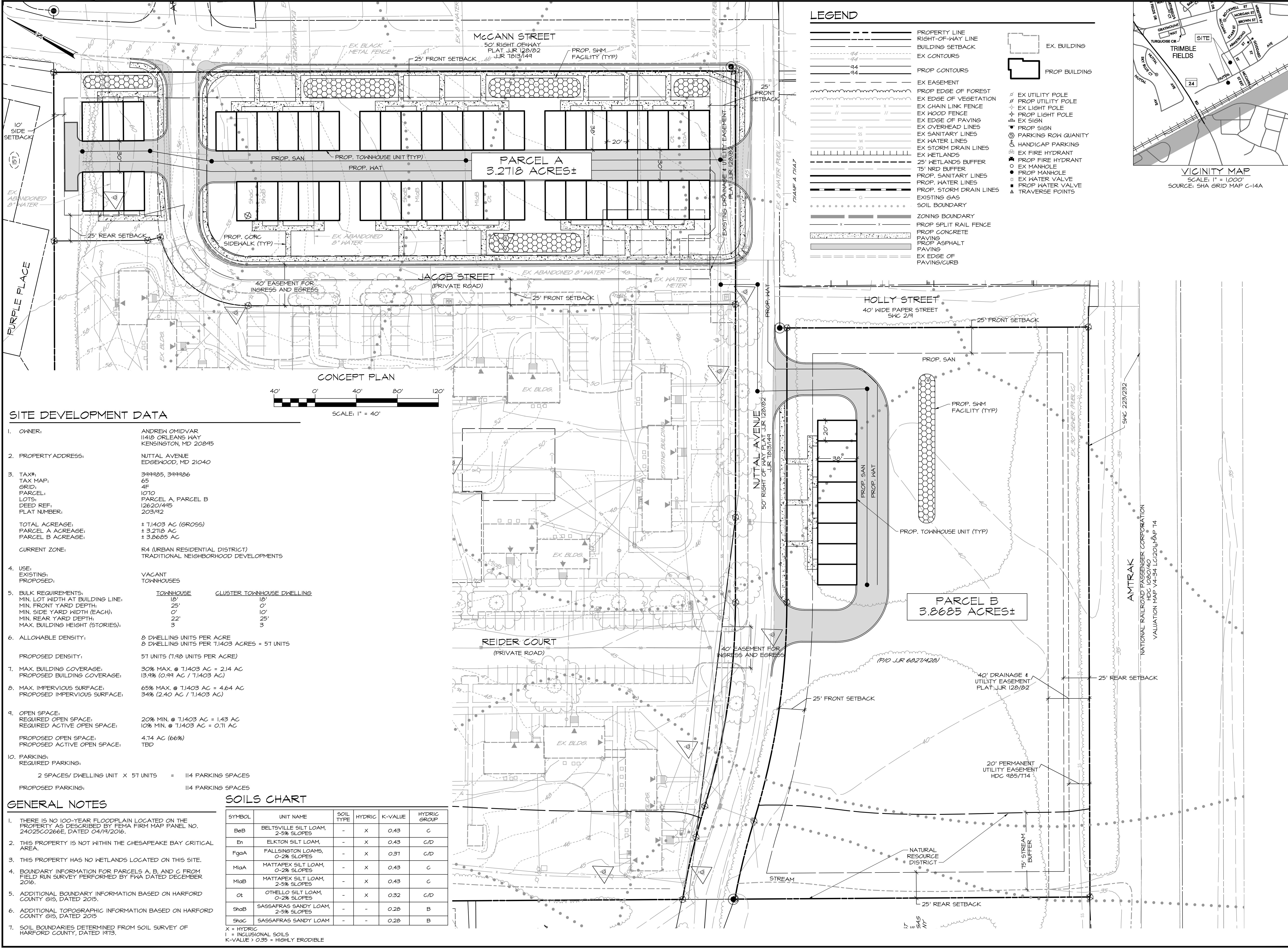
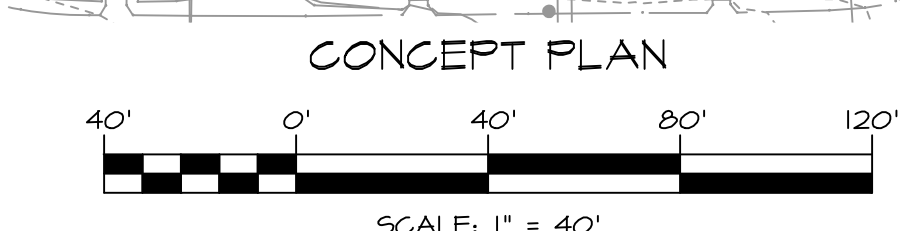
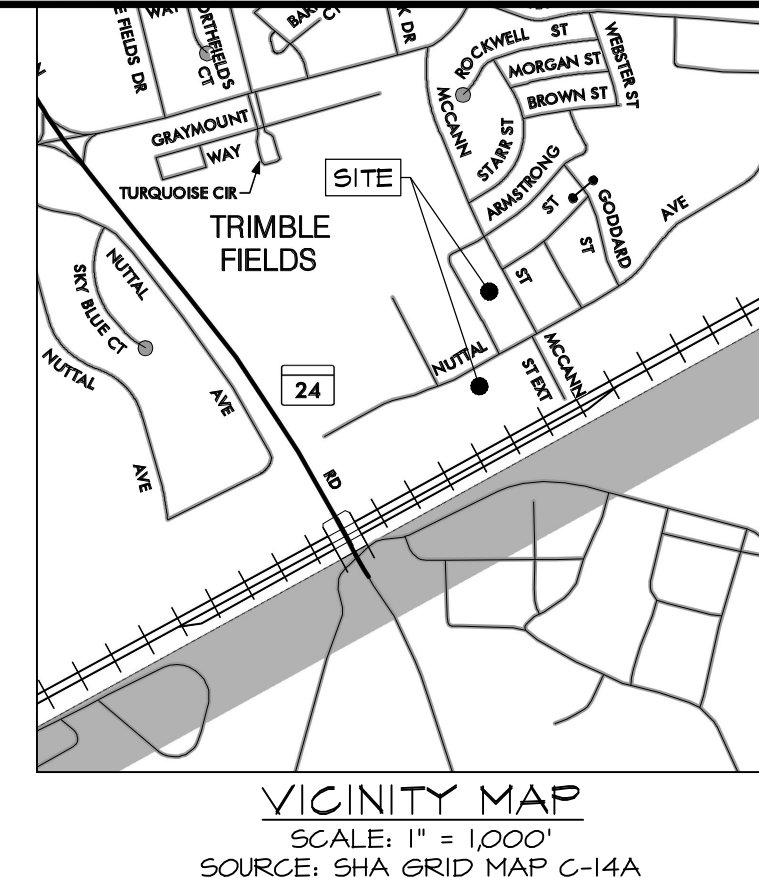


M:\PROJECTS\21168.04 WILLOWS AT NUTTAL PARK\DESIGN\ENGINEERING\CP01 DWG LAYOUT, 5/25/2023, 8:31 AM, abach



LEGEND

	PROPERTY LINE		EX. BUILDING
	RIGHT-OF-WAY LINE		PROP. BUILDING
	BUILDING SETBACK		
	EX. CONTOURS		
	PROP. CONTOURS		
	EX. EASEMENT		
	PROP. EDGE OF FOREST		EX. UTILITY POLE
	EX. EDGE OF VEGETATION		PROP. UTILITY POLE
	EX. CHAIN LINK FENCE		EX. LIGHT POLE
	EX. HOOD FENCE		PROP. LIGHT POLE
	EX. EDGE OF PAVING		EX. SIGN
	EX. OVERHEAD LINES		PROP. SIGN
	EX. SANITARY LINES		PARKING ROW QUANTITY
	EX. WATER LINES		HANDICAP PARKING
	EX. STORM DRAIN LINES		EX. FIRE HYDRANT
	EX. WETLANDS		PROP. FIRE HYDRANT
	25' WETLANDS BUFFER		EX. MANHOLE
	75' NRD BUFFER		PROP. MANHOLE
	PROP. SANITARY LINES		EX. WATER VALVE
	PROP. WATER LINES		PROP. WATER VALVE
	PROP. STORM DRAIN LINES		TRAVERSE POINTS
	EXISTING GAS		
	SOIL BOUNDARY		
	ZONING BOUNDARY		
	PROP. SPLIT RAIL FENCE		
	PROP. CONCRETE PAVING		
	PROP. ASPHALT PAVING		
	EX. EDGE OF PAVING/CURB		



SITE DEVELOPMENT DATA

- OWNER:** ANDREW O MIDVAR
11418 ORLEANS WAY
KENSINGTON, MD 20895
- PROPERTY ADDRESS:** NUTTAL AVENUE
EDGEWOOD, MD 21040
- TAX#:** 349485, 349486
TAX MAP: 65
GRID: 4F
PARCEL: 1070
LOTS: PARCEL A, PARCEL B
DEED REF.: 12620/445
PLAT NUMBER: 203/42

TOTAL ACREAGE: ± 7.1403 AC (GROSS)
PARCEL A ACREAGE: ± 3.218 AC
PARCEL B ACREAGE: ± 3.8685 AC

CURRENT ZONE: R4 (URBAN RESIDENTIAL DISTRICT)
TRADITIONAL NEIGHBORHOOD DEVELOPMENTS
- USE:**
EXISTING: VACANT
PROPOSED: TOWNHOUSES
- BULK REQUIREMENTS:**

	TOWNHOUSE	CLUSTER TOWNHOUSE DWELLING
MIN. LOT WIDTH AT BUILDING LINE:	15'	15'
MIN. FRONT YARD DEPTH:	25'	0'
MIN. SIDE YARD WIDTH (EACH):	0'	10'
MIN. REAR YARD DEPTH:	22'	25'
MAX. BUILDING HEIGHT (STORIES):	3	3
- ALLOWABLE DENSITY:**
 8 DWELLING UNITS PER ACRE
 8 DWELLING UNITS PER 7.1403 ACRES = 51 UNITS

PROPOSED DENSITY: 51 UNITS (7.18 UNITS PER ACRE)
- MAX. BUILDING COVERAGE:** 30% MAX. @ 7.1403 AC = 2.14 AC
PROPOSED BUILDING COVERAGE: 13.9% (0.99 AC / 7.1403 AC)
- MAX. IMPERVIOUS SURFACE:** 65% MAX. @ 7.1403 AC = 4.64 AC
PROPOSED IMPERVIOUS SURFACE: 34% (2.40 AC / 7.1403 AC)
- OPEN SPACE:**
REQUIRED OPEN SPACE: 20% MIN. @ 7.1403 AC = 1.43 AC
REQUIRED ACTIVE OPEN SPACE: 10% MIN. @ 7.1403 AC = 0.71 AC

PROPOSED OPEN SPACE: 4.74 AC (66%)
PROPOSED ACTIVE OPEN SPACE: TBD
- PARKING:**
REQUIRED PARKING:
 2 SPACES/ DWELLING UNIT X 51 UNITS = 114 PARKING SPACES

PROPOSED PARKING: 114 PARKING SPACES

GENERAL NOTES

- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0266E, DATED 04/19/2016.
- THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS PROPERTY HAS NO WETLANDS LOCATED ON THIS SITE.
- BOUNDARY INFORMATION FOR PARCELS A, B, AND C FROM FIELD RUN SURVEY PERFORMED BY FNA DATED DECEMBER 2016.
- ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
BeB	BELTSVILLE SILT LOAM, 2-5% SLOPES	-	X	0.43	C
En	ELKTON SILT LOAM,	-	X	0.43	C/D
FgaA	FALLSINGTON LOAMS, 0-2% SLOPES	-	X	0.31	C/D
MiaA	MATTAPEX SILT LOAM, 0-2% SLOPES	-	X	0.43	C
MiaB	MATTAPEX SILT LOAM, 2-5% SLOPES	-	X	0.43	C
ot	OTHELLO SILT LOAM, 0-2% SLOPES	-	X	0.32	C/D
ShaB	SAGSAFRAS SANDY LOAM, 2-5% SLOPES	-	-	0.26	B
ShaC	SAGSAFRAS SANDY LOAM	-	-	0.26	B

X = HYDRIC
I = INCLUSIVE SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

REVISIONS DATE DESCRIPTION	
ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410-879-2090 frederickward.com FREDERICK WARD 1566th Main Street, Bel Air, Maryland 21014	OWNER/DEVELOPER ANDREW O MIDVAR 11418 ORLEANS WAY KENSINGTON, MD 20895 PHONE: #####
CONCEPT PLAN NUTTAL AVENUE TOWNHOUSES NUTTAL AVE, EDGEWOOD, MD 21040 1ST ELECTION DISTRICT HARFORD COUNTY, MD	DRAWING NO: 5/15/2023 SCALE: 1" = 40' DESIGNED BY: SMO DRAWN BY: SMO CHECKED BY: TMM
SHEET 1 OF 1 CP01 FWA JOB NUMBER: 2121168.04	